

## APPENDIX C Stakeholder Scoping Material

Local Business and Resident Meeting Materials  
Juneau Docks and Harbors Board Presentation  
Public Works and Facilities Committee Presentation



## APPENDIX C Stakeholder Scoping Material

### Appendix C-1 Local Business and Resident Meeting Materials





# STATTER HARBOR IMPROVEMENTS

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SCOPING MEETING – 10 JUNE 2008

AGENDA AND MEETING NOTES

PND 082015.01



# STATTER HARBOR IMPROVEMENTS

SCOPING MEETING – 10 JUNE 2008  
PND ENGINEERS, INC. - CONFERENCE ROOM

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## ATTENDEES

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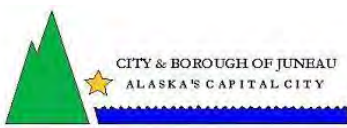
Tom Donek, ADF&G	Dick Somerville, PND
John Stone, CBJ	Kate Mickelson, PND
Gary Gillette, CBJ	Mitch Falk, Hot Bite
Per' Rasmussen, PND	Don Howell, Squire's Rest

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## ORDER OF DISCUSSION

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- I. WELCOME & INTRODUCTION: PND Engineers - Alaska Dept. of Fish & Game, City & Borough of Juneau, Project Team Members
- II. PROJECT OVERVIEW: Recent Developments, Current Project Scope and Future Phases
- III. DESIGN FEATURES OF PROPOSED IMPROVEMENTS
  - a. Removal of DeHart's Moorage Floats
  - b. New Moorage Concept
  - c. Uplands Improvements
  - d. Boat Launch Ramp Facilities
  - e. Commercial Float Improvements
  - f. Haul Out Option
  - g. Retail Space Option
- IV. QUESTIONS, INPUT AND COMMENTS



DH – Questions the areas designated for retail use and the city’s legal implications regarding competition with private businesses.

JS – Will look into legal issues. States that CBJ would lease land, not build structures, and that all improvements to designated retail areas would go out for public competitive bid.

MF – States that launching and retrieving at current ramp is a problem. States that he feels that current concepts improve parking at the harbor. Asks that quad ramp be considered.

TD – States that during last set of planning meetings that the community expressed desire for retail space at Statter Harbor.

JS – Remembers discussing as well.

MF – States that he feels that improvements, especially if a quad ramp was considered, would result in increased use and efficiency.

JS – States that this is a compromised design.

TD – Reminds attendees that if the public speaks up about wants and desires, it is more likely to be planned and implemented.

DH – Discusses the view protection covenant that is recorded for the property owned by him. The covenant protects the current view from the second story floor. (\*See attached Agreement of Height Restriction)

MF – Asks what Troy at Fishermen’s Bend’s position on the improvements at the harbor is.

JS – Not sure.

MF – Discusses the rebuild and rehabilitation of the existing moorage. States that he would like to eventually construct a new dock and incorporate that with a new office structure for the USCG. He would hope that the USCG Cutter Liberty would moor at the new dock.

DH – What is the parking requirement for the number of stalls planned at the harbor?

JS- The CBJ would require the number of parking stalls most likely in the Conditional Use Permit. Believes it may be 0.6 per stall, but not sure.

*PR - CBJ Code for Marinas = 1 parking stall per 3 boat slips, recreational boats only*

GG – will check on requirements and get back to DH

MF – Would like to go on record stating that he prefers retail space to industrial space at the harbor. Does not want tax money to go for commercial competition within the harbor.

JS – Reiterates that the CBJ would lease land, not build structures, all development would go out for competitive public bid.

MF – Asks what the impact to operation during construction will be.

JS – As less as it can, most likely constructed during winter months to decrease the impact. Uplands would likely be fall, winter, spring.

MF – Indicates the need for a secured float at Auke Bay similar to the IVF float downtown. Requests reorientation of headwalk float at about 5 degrees away from shore to allow for development of a new dock.

## V. ADJORNMENT



# STATTER HARBOR IMPROVEMENTS

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SCOPING MEETING – 10 JUNE 2008

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# STATTER HARBOR IMPROVEMENTS

SCOPING MEETING – 10 JUNE 2008, 4 PM  
PND ENGINEERS, INC. - CONFERENCE ROOM

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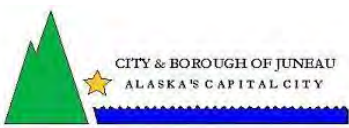
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John Stone, CBJ	Kate Mickelson, PND
Gary Gillette, CBJ	Nancy Lehnhart
Per' Rasmussen, PND	Nick Lindegaard
Aja Razumny	Dick Deems
Jan Van Dort	Dee Koester
Heather Marlow	Robert Smith

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  - f. Haul Out Option



g. Retail Space Option

#### IV. QUESTIONS, INPUT AND COMMENTS

DK – Asks for clarification of reroute of creek.

PR – Gives explanation and new location information regarding Bay Creek.

HM – Questions how much additional fill will be required.

PR – New footprint to be approximately 8 acres, 6 acres of new development planned.

HM – Questions ownership of properties.

PR – Explanation of property ownership using slide with lot lines

HM – Asks if Fishermen’s Bend has recently renewed their lease. States that she remembers some of their fingers run dry during low tide. Asks what their plans are.

JS – States that he is unaware of their redevelopment plans.

DK – Asks about footprint changes from Statter Harbor Master Plan

JS – Explains that the boat yard has moved and that the boat yard was moved approximately 60 lf towards the harbor office.

DS – Explains that information regarding site conditions was not available in the detail that is currently being utilized for schematic design. Also indicates that no reference point is show for Statter Harbor Master Plan drawings.

AR – Asks to consider moving kayak launch closer to residential properties due to noise.

NL – Asks about existing elevations and proposed elevations.

PR - +25.0’ ; same as existing seawall

DK – Asks why not redevelop boat launch in the existing footprint; also questions what portion of the uplands would be lost if Bay Creek were not realigned.

PR – Points out areas that would be lost if Bay Creek were not realigned.

AR – Asks about noise impacts and the advantages of a park-like setting.

JS – A sound study can be performed as the project progresses

HM – Asks if the green space and the parking can be switched to have a better view from the park areas

PR – Discusses DOT ROW impacts and traffic flow

DS – Points out that Auke Bay Elementary and UAS had asked for a park alongside Bay Creek for use as an educational tool

AR- Asks about parking availability on the other side of Glacier Highway

JS – None owned by CBJ

AR – Asks if this option has been considered

JS – States not that he is aware of

TD – Indicates that one of the main points of improving the parking and increasing the uplands is to keep pedestrians and facility users from crossing the street and to increase safety and vehicular traffic patterns

PR – Explains vehicular sight distances

DK – Questions retail areas

JS – Gives examples of potential retail spaces – restaurants, ship chandlery, whale watching offices, tour shops, etc.

RS – Asks where the retaining wall will be placed

PR – Shows where the retaining wall will be located and which portions of the slope will be armor rock faced.

DD – Asks if dredge spoils will be utilized for fill materials

DS – If possible, will try

HM – States that she does not currently hear launch ramp usage in her residence. Asks if it is possible to obtain sound level measurements.

JS – States that it is a possibility. This will occur during Phase 2 for the Conditional Use Permit. Notes that commercial use will be moved to the Auke Bay Loading Facility located in Auke Nu Cove.

AR – Asks if whale watching operations can be moved there too.

JS – States that no, the Board promised the facility to the commercial users and that the two operations do not mix well. Also indicated that many whale watching operations are being moved to Fishermen's Bend.

AR – Asks about bus parking

KM – 10 spaces are provided

AR – Questions why operations are being moved to Fishermen's Bend

JS – States that fees were raised and usage has moved as a result

JS – Described different entrance and exiting planned for facility

JS – Indicated that a private dock may be constructed which will take some of the traffic.

JS – Indicated that conducting a sound study is possible.

JS – States that design changes are still possible.

NL – Notes that work was completed at the condos and that his assessment was recently raised as a result and does not want the project to adversely impact his property value.

JV – Asks if a seawalk at the east end of the bay is planned, notes that NOAA is zoned commercial waterfront and there is potential to develop or expand at that site. Notes that Roger Healy is interested and that he may consider it as well. He indicated that he would be willing to grant an easement for development.

JV – Regarding potential for Bay Creek - notes that during the redevelopment of Waydelich Creek, that numerous people visited the site for walking and for spawning season viewing.

HM- Notes a bus stop located on architectural renderings, ask if Capital Transit has plans to extend their services.

JS – Unknown

HM – Questions discussions with DOT regarding ABCOR improvements

JS – Details that there is a study in place but that it has not been funded. States they have just been allocated \$750K for engineering study, not to include detailed level of analysis.

HM – Asks to consider flipping the plan

JS – Details encroachment issues

AR – Asks to see where DOT ROW is located

PR – Indicates on plan

DK – Asks for project dates

KM – Reiterates project phasing and timeline

AR – Asks about funding

JS – Details that \$7.5M has been approved by vote, a portion will come from Harbor fees, F&G funding, NEPA/ Federal funding, and the CBJ will apply to the DOT for a matching grant.

HM – Asks about construction time

JS – Details that the construction time will be minimized and that will most likely occur during the winter months, uplands construction will likely occur fall, winter, spring to minimize upset and impact.

HM – Asks about D&H priority

JS – States that it is currently high priority, receives the most complaints about the condition of the float system, launch ramp and parking availability

AR – Asks if priority is higher than Douglas and Aurora

JS – States that they are moving simultaneously on Douglas and Statter and that Aurora is a high priority as well.

JV – Asks about fuel relocation

JS – Shows location on tee float

DK – Asks about environmental implications of moving launch ramp and fuel facility

JS – States that the environmental assessment will investigate

AR – Asks about switching the commercial float and the boat launch ramp since the float will be used less

PR – says its possible

KM- Thanks everyone for coming to meeting, gives contact information

## V. ADJORNMENT



# Statter Harbor Improvements

Individual Scoping Meetings - 10 June 2008





## Introduction

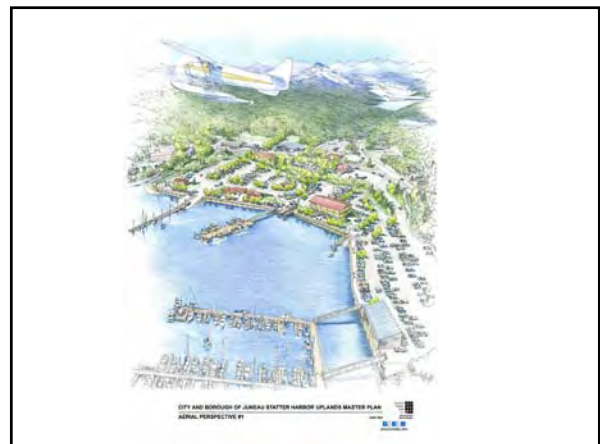
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- Alaska Department of Fish and Game
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  - PND Engineers, Inc.
  - HDR Alaska
  - Carson Dorn
  - USKH
  - Jensen Yorba Lott
  - Haight and Associates

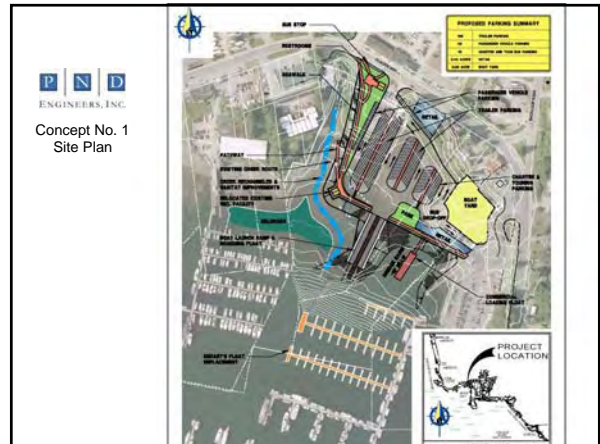
## Current Project Scope

- Phase 1 – Update Schematic Designs, Project Budgets and Environmental Assessment
- Phase 2 – Conveyances, Permits and Approvals
- Phase 3 – Detailed Engineering, Design and Services During Construction

## Background

- **2001-2002** - Parking area expanded with a marine seawall, pedestrian improvements, new harbor office
- **2003**- Detailed Condition Assessment was performed following transfer of ownership from State
- **2004 – 2005** – Statter Harbor Master Plan– foundation for current improvements





## Questions Input Comments

Questions and comments can be directed to Kate Mickelson at PND Engineers, 9360 Glacier Highway, Suite 100, Juneau, Alaska 99801, by calling 586-2093, or via email at [kmickelson@pnd-jnu.com](mailto:kmickelson@pnd-jnu.com) or Robin Reich at HDR Alaska, 907-644-2000 or at [robin.reich@hdrinc.com](mailto:robin.reich@hdrinc.com)

There will be a comment box for comments at the Open House next week



## APPENDIX C Stakeholder Scoping Material

Appendix C-2  
Juneau Docks and Harbors Board Presentation





# Statter Harbor Improvements

Harbor Board Presentation - 26 June 2008






## Introducing the Team

- CBJ Docks & Harbors Department/ Harbor Board
- Alaska Department of Fish and Game, Sport Fish Div.
- Engineering Team
  - PND Engineers, Inc. – Lead: Marine & Civil Engineering
  - HDR Alaska – Environmental Assessment (NEPA)
  - Carson Dorn – Environmental Assistance (ESA Ph. 1)
  - USKH – Traffic Studies & Highway Transportation Planning
  - Jensen Yorba Lott – Landscape Design & Architecture
  - Haight and Associates – Power & Lighting

## Purpose and Need

**IMPROVE HARBOR SAFETY**  
 Unsafe conditions are caused by:

- Diverse use at congested facilities
- Poor site access with limited visibility
- Inadequate parking – much of it off site
- Aging infrastructure



**IMPROVE HARBOR EFFICIENCY**  
 Harbor operations are not efficient due to:

- Crowded conditions
- Competing uses in a limited area
- Confined vehicle and pedestrian access

## Some Planning Objectives:

- Incorporate ideas from prior study efforts as much as possible.
- Meet the intent of the Statter Harbor Master Plan
  - Planning efforts occurred 2004-2005
  - Included harbor users and general public input



## Background in Brief

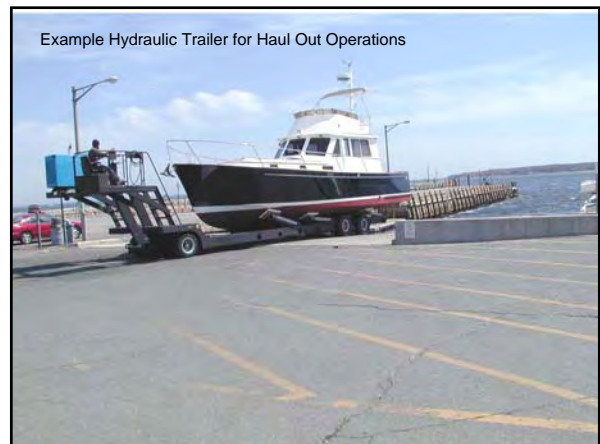
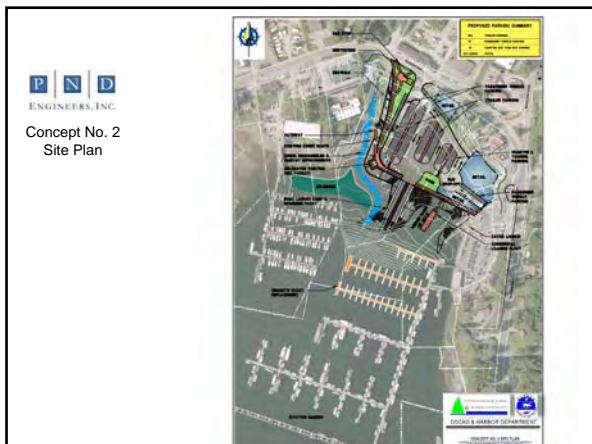
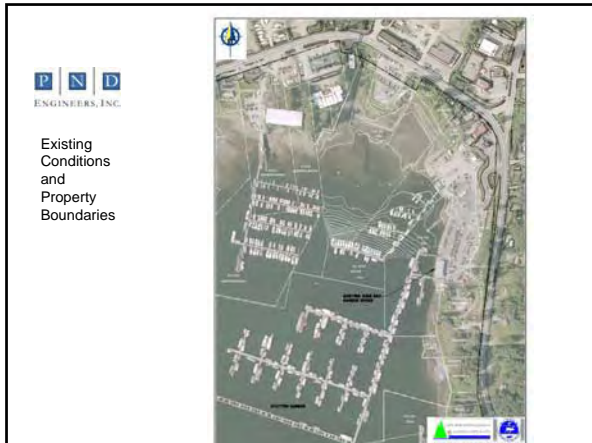
- **2001-2:** Parking area was expanded with a marine seawall, pedestrian improvements and new harbor office
- **2003:** Detailed Condition Assessment of moorage facility was performed following transfer of ownership from State of AK
- **2003-4:** Auke Bay Loading Facility sited at Auke Nu Cove; planning to address commercial operations.
- **2004-5:** Statter Harbor Master Plan– foundation for current improvements with recreational venue.
- **2005:** CBJ purchased DeHart’s Marina
- **2008:** This project – Statter Harbor Improvements





## Current Engineering Scope

- Phase 1 – Update Schematic Designs, Prepare Project Budgets and perform an Environmental Assessment (EA) per NEPA (Current NTP)
- Phase 2 – Land Conveyances, Easements Permits and Approvals
- Phase 3 – Detailed Engineering, Design and Services During Construction





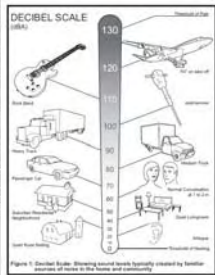
## Themes – Adjacent Property Impacts



## Themes – View Plane Impacts



## Themes – Noise Impacts



### CBJ Administrative Code

Section 04 CBJAC 050.020, contains sound limits applying to property boundaries between an industrial use and a residential area (the proposed Statter site is located in a Waterfront Commercial zone). The maximum permissible levels for sound generated on an industrial property and received at residential property are 70 dBA (6 AM to 11:30 PM) and 55 dBA (11:30 PM to 6 AM).

### CBJ Land Use Ordinance

Section 49.15.330(g) (1) states that under a Conditional Use permit, "conditions may be imposed to discourage production of more than sixty-five (65) dBA of sound at the property line during the day and fifty-five (55) during the night."

Furthermore, in CBJ Land Use Ordinance Section 49.15.330(d) (5) (B) it states that the development must not "substantially decrease the value of or be out of harmony with property in the neighboring area."

## Existing Parking Estimates

Facilities Scattered Throughout the Vicinity – Legal and Otherwise

Combined estimates of available parking at Statter Harbor, Boat Haul Out and DeHart's Float Area, Horton's Lot, Auke Bay Elementary, and Backloop Road Shoulders:

Passenger Vehicles	209
Boat Trailers	88
Vans	6
Boat Storage (Acre)	0.30

## Existing Parking Estimate Breakdown

### Statter Harbor

Pay Passenger Vehicles	78
Pay Boat Trailers	22
Passenger Vehicles	14
Time Limited	14
Vans	3



## Existing Parking Estimate Breakdown

### Boat Haul Out and DeHart's Parking Area

Passenger Vehicles	21
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Service Shop	
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Passenger Vehicles	2



### Existing Parking Estimate Breakdown

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Within DOT&PF ROW

Passenger Vehicles	49
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### Existing Parking Estimate Breakdown

Auke Bay Elementary

Passenger Vehicles	25
Boats Trailers	30

Rough Visual Estimate



### Existing Parking Estimate Breakdown

Backloop Road

Eastern Shoulder (signed)

Passenger Vehicles	3
Boat Trailers	18



### Existing Parking Estimate Breakdown

Backloop Road

Western Shoulder (unsigned)

Passenger Vehicles	3
Boat Trailers	10



### Concept No. 1 Total Parking On Site

	<u>Proposed</u>	<u>Change</u>
Passenger Vehicles	149	+20
Boat Trailers	105	+75
Vans/Buses	10	+4
Boat Storage (Acres)	0.83	+0.53
Retail (Acres)	0.45	+0.45

Note: Excluding parking at the Auke Bay Elementary School and within DOT&PF Right of Way

### Concept No. 2 Total Parking On Site

	<u>Proposed</u>	<u>Change</u>
Passenger Vehicles	167	+38
Boat Trailers	105	+75
Vans/Buses	10	+4
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Retail Space (Acre)	1.22	+1.22

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Don't forget to visit the project website:  
[www.statterharbor.com](http://www.statterharbor.com)  
Please have comments in by July 18!



## APPENDIX C Stakeholder Scoping Material

Appendix C-3  
Public Works and Facilities Committee Presentation



## **AGENDA**

### **Public Works and Facilities Committee Meeting**

Monday - August 4, 2008 - 12:00 p.m.

#### **Assembly Chambers**

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES**
  - A. June 16, 2008 - Regular Meeting
  - B. July 7, 2008 - Regular Meeting
- III. PUBLIC PARTICIPATION**
- IV. ITEMS FOR ACTION**
  - A. Long Range Waterfront Development-Sub Area A/Street Shop Site
- V. INFORMATION ITEMS**
  - A. Statter Harbor Reconstruction
  - B. Snow Removal Update - Map
  - C. Preliminary Cost Breakdown-Jordan Creek Bridge Replacement
  - D. South Franklin Street Sidewalks
- VI. NON-AGENDA ITEMS**
  - A. Contracts Division Activity
- VII. ADJOURNMENT**



## Introducing the Team

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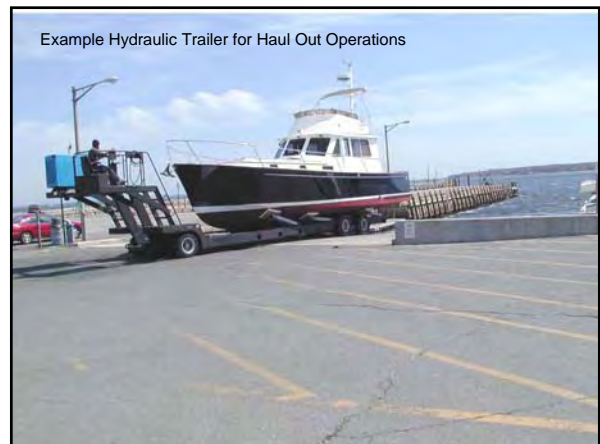
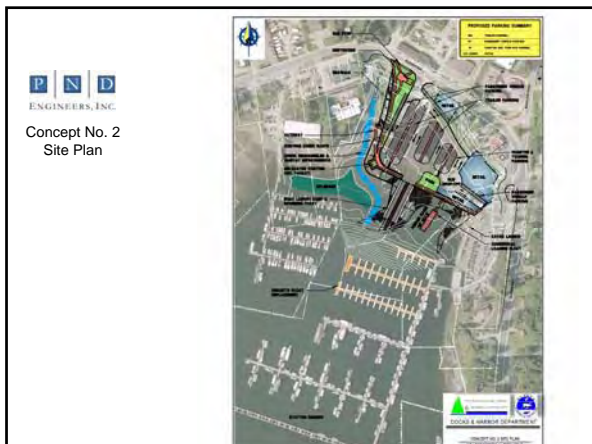
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## Meeting History to Date

**Chamber Cruise** – May 15, 2008, Allen Marine Vessel – John Stone

**Individual Scoping Meetings** - June 10, 2008

1:00 PM – Lehnhart Family

2:00 PM – Local Businesses

4:00 PM – Nearby Residents

**DOT & PF ABCOR Scoping and Planning Session**

June 16, 2008, DOT&PE SE Region Conference Room

**Agency Scoping Meeting** - June 18, 2008, 2:00 PM

PND Engineers Conference Room

**Public Open House** – June 18, 2008, 6-8 PM

Chapel by the Lake, Smith Hall

**CBJ Docks and Harbors Board** – June 26, 2008, 7:00 PM

**CBJ Public Works & Facilities Committee** – August 4, 2008, 12:00 PM

## June 18th Open House: 40+ Attendees



## Upcoming Meetings

**CBJ Community Development Department Scoping Meeting** – Discuss local approval requirements

**Auke Bay Towers Condo Owners Meeting** – Review view plane and noise issues

**\*Additional Public Meetings this Fall after EA Scoping Process**

## Themes We are Hearing So Far

- More Parking
- Less Retail
- Water Dependent Usage
- View Plane Impacts
- Noise Impacts
- Safe Access onto Highway
- Adjacent Property Impacts
- Bay Creek Habitat
- Kayak Launch Safety
- Consider 4-lane Boat Launch
- Wetlands Impacts

Public Meeting Sign-in Sheet

**Comment Sheet**

The City of Auke Bay is currently in the process of preparing a Request for Proposals (RFP) for a new boat launch facility, located at the existing storage facility, 10000 Highway 100, Auke Bay, Alaska. This project is a key component of the Auke Bay Marina and will provide a safe and secure launch for the Auke Bay community and provide a safe and secure launch for the Auke Bay community. We are currently in the process of preparing a Request for Proposals (RFP) for a new boat launch facility, located at the existing storage facility, 10000 Highway 100, Auke Bay, Alaska. We are currently in the process of preparing a Request for Proposals (RFP) for a new boat launch facility, located at the existing storage facility, 10000 Highway 100, Auke Bay, Alaska.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Please print or type on the project meeting list.

1000 Highway 100, Auke Bay, Alaska 99508

www.aukebay.com

## Wetlands Delineation



## Themes – Bay Creek Habitat



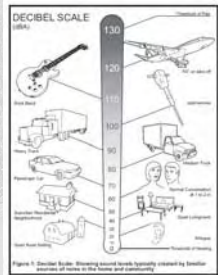
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Note: Excluding parking at the Auke Bay Elementary School and within DOT&PF Right of Way

## Questions Input Comments

Questions and comments can be directed to Kate Mickelson at PND Engineers, 9360 Glacier Highway, Suite 100, Juneau, Alaska 99801, by calling 586-2093, or via email at [kmickelson@pnd-jnu.com](mailto:kmickelson@pnd-jnu.com) or Robin Reich at HDR Alaska, 907-644-2000 or at [robin.reich@hdrinc.com](mailto:robin.reich@hdrinc.com)

Don't forget to visit the project website:  
[www.statterharbor.com](http://www.statterharbor.com)

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